

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

**February 18, 2003
Tuesday, 11:00 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Ralph Mehringer – District Mayor
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss presentation by CDBG staff to inform Zoning Commissioners of the large area rezoning plan in the community area bordered by Culebra Road to the north, NW 24th Street to the east, Commerce Street to the south, and North San Joaquin to the west, Unified Development Code Amendment pertaining to zoning and master plan consistency, briefing on upcoming amendments to the Unified Development Code and zoning case recommendations for February 18, 2003, at 11:00 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of January 21 and February 4, 2003 Minutes.
7. Consideration of Amendments to the Unified Development Code pertaining to Zoning and Master Plan consistency.
8. Z2002172 City of San Antonio, 19289 Bulverde Road. (*City Council 10*)
9. Z2003007 City of San Antonio, 13000 Block of Western Oak. (*City Council 8*)
10. Z2002276 C George Gordiary, 9326 Oak Ledge Drive. (*City Council 10*)
11. Z2003002 The Francis Law Firm, 6400 Block of Loop 410. (*City Council 7*)

12. Z2003005 Roy Munoz, 2012 Oak Hill Road. (*City Council 6*)
13. Z2003006 Brian Lujan, 2048 and 2056 S. W. W. White. (*City Council 2*)
14. Z2003008 Brad Galo, 14800 Block of Jones Maltsberger Road. (*City Council 9*)
15. Z2003009 S Maria Maldonaldo, 9410 Adams Hill Drive. (*City Council 4*)
16. Z2003010 Judson Overlook Joint Venture, Ltd., 14040 Judson Road.
(*City Council 10*)
17. Z2003011 Richard Selzer, 233 North Mesquite. (*City Council 2*)
18. Z2003012 Ruben Bravo, 1046 Stonewall. (*City Council 4*)
19. Z2003012 Rick Clarke, 315 Palo Alto Road. (*City Council 4*)
20. Z2003014 S August Partners, Inc., 10639 Huebner Road. (*City Council 8*)
21. Z2003015 Earl & Brown, P. C., Prue Road and Springtime Drive. (*City Council 8*)
22. Z2003016 S Louise Galm, 9580 Potranco Road. (*City Council 4*)
23. Z2003017 La Hacienda De Salud, 4700 Block of Hamilton Wolfe, Cinnamon
Creek/Ewing Halsell. (*City Council 8*)
24. Executive Session: consultation on Attorney-client matters (real estate,
litigation, personnel and security matters) as well as any of the above
agenda items may be discussed.
25. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

FINAL

CASE NO: Z2002172

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Continuance from October 15, November 19, 2002 and
January 7, 2003

Council District: 10

Ferguson Map: 484 A8

Applicant Name:

City of San Antonio

Owner Name:

John O. Yates Trust Real Property

Zoning Request: From "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District on 79.45 acres out of NCB 34822; From "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with a Conditional Use and Special Use Permit for an Office Warehouse on 13.08 acres out of NCB 34922 and from "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with a Conditional Use and Special Use Permit for an Office Warehouse on 305.6 acres out of NCB 34922.

Property Location:

19289 Bulverde Road

Proposal: To permit multi-family and an office warehouse

Neigh. Assoc. None

Neigh. Plan No

TIA Statement: A traffic impact analysis is not required.

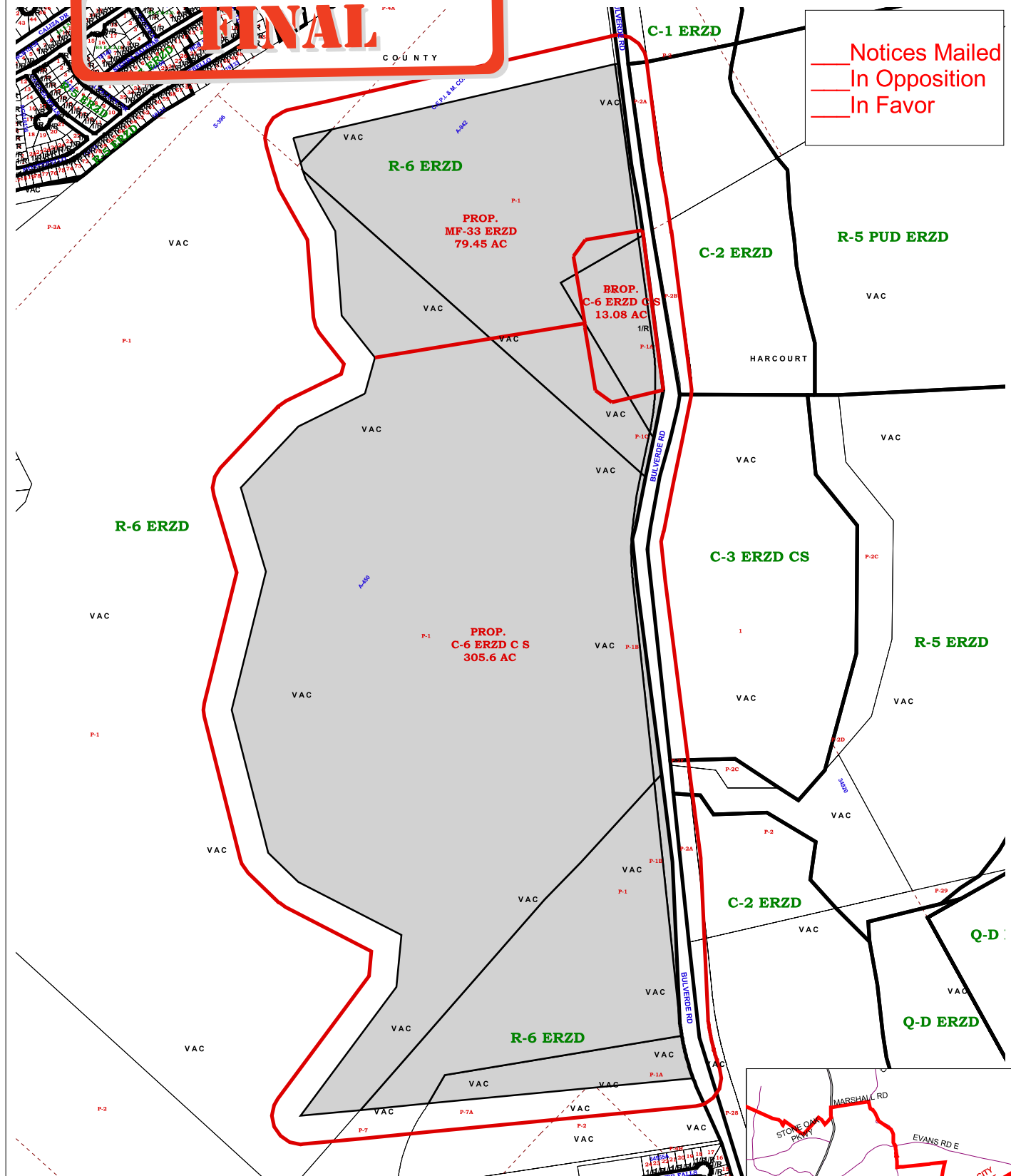
Staff Recommendation:

Approval.

This property was part of a December 2000 annexation. It is the policy of the city to rezone annexed property as soon as practical. The subject property is currently vacant and zoned "R-6 ERZD". The subject property has existing "C-1, C-2 ERZD" and "C-3 ERZD C S" zoning to the east. To the north of the subject property is an existing subdivision. The "MF-33 ERDZ" will allow a transition between residential and commercial uses. The proposed zoning of "MF-33 ERZD" and "C-2 ERZD C S" for Office Warehouse will not adversely affect the area. The residential property to the west is buffered by a natural drainage area.

CASE MANAGER : Richard Ramirez 207-5018

____ Notices Mailed
 ____ In Opposition
 ____ In Favor



ZONING CASE: Z2002-172

City Council District NO. 10

Requested Zoning Change

From: "R-6 ERZD" To: "MF-33 ERZD,C-6ERZD CS"

Date: February 18, 2003

Scale: 1" = 1200'

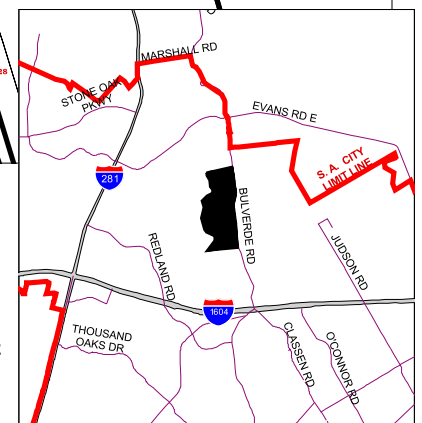
Subject Property

200' Notification

T- 2
A-7
p. 484



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FINAL

CASE NO: Z2002276 C

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Continuance from February 4, 2003

Council District: 10

Ferguson Map: 551 F6

Applicant Name:

George Gordiary

Owner Name:

George Gordiary

Zoning Request: From "R-6" Residential Single-Family District to "R-6 C" Residential Single-Family District with a conditional use for a Barber or Beauty Shop.

Property Location: Lot 1, Block E, NCB 12112

9326 Oak Ledge Drive

Proposal: To allow for a Barber shop styling shop.

Neigh. Assoc. Forest Oaks Neighborhood Association

Neigh. Plan NO

TIA Statement: A traffic impact analysis is not required.

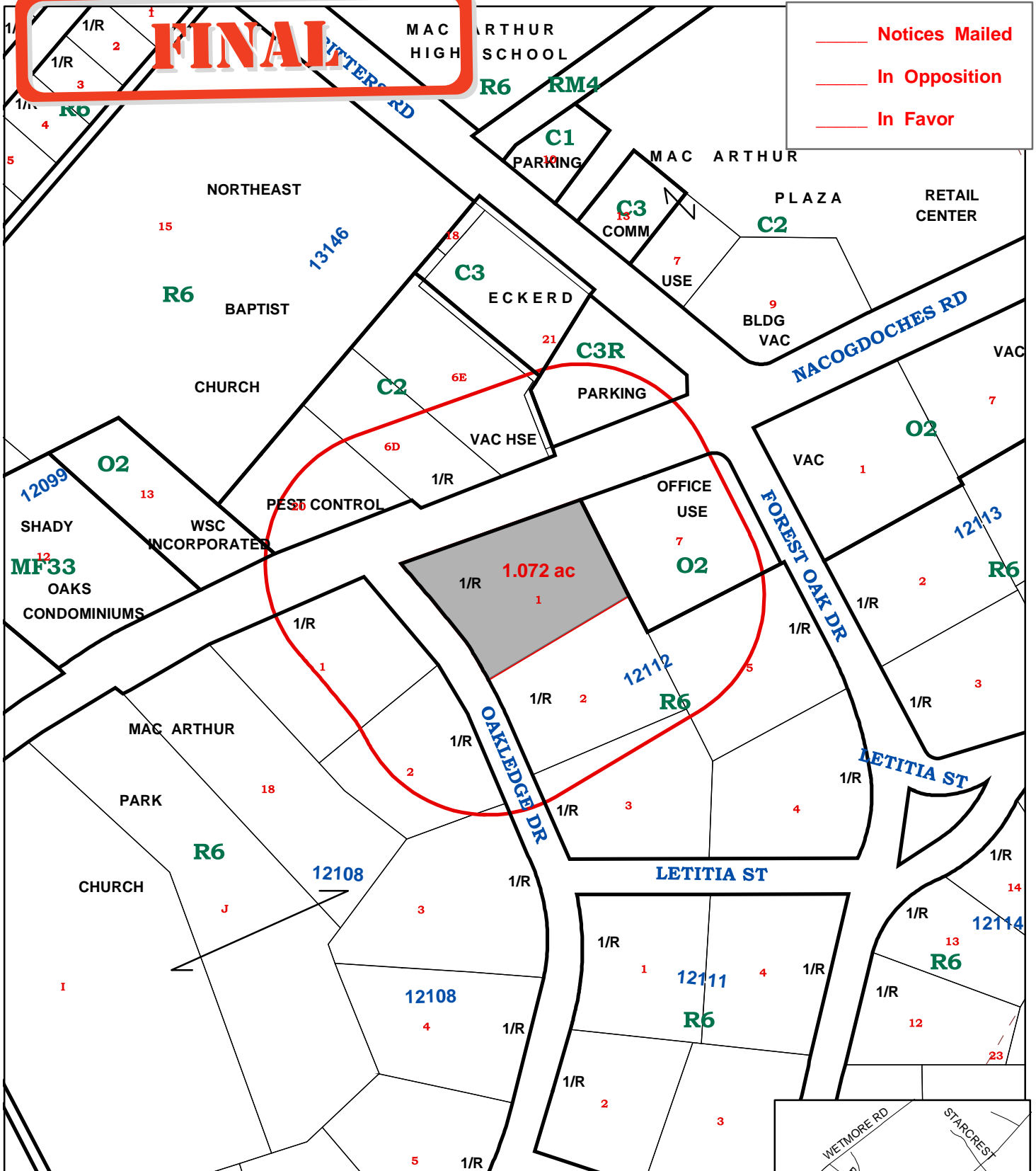
Staff Recommendation:

Approval of "R-6 C" with a conditional use for a Barber or Beauty Shop with the following conditions: 1. Six foot privacy fence between 9318 and 9326 Oak Ledge. 2. Ingress and egress shall only be from Nacogdoches Road. 3. One sign no larger than 4' by 6'. 4. No additional paving which would increase runoff

CASE MANAGER : Richard Ramirez 207-5018

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2002-276

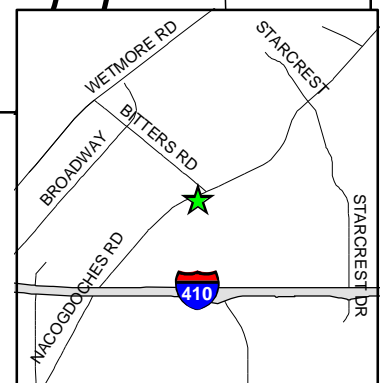
City Council District NO. 10
Requested Zoning Change
From: "R-6" To "R-6 C"
Date: February 18, 2003
Scale: 1" = 200'

Subject Property
200' Notification

T-10
p.568
C-5



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FINAL

CASE NO: Z2003002

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Continuance from February 4, 2003

Council District: 7

Ferguson Map: 580 A7

Applicant Name:

The Francis Law Firm

Owner Name:

B & M Real Estate, Ltd.

Zoning Request: From "C-2" Commercial District to "C-2 C" Commercial District with conditional approval for a billiard and pool parlor with food and alcohol.

Property Location: .8230 acres out of NCB 15046

The 6400 block of Loop 410

The Northeast corner of Ingram Road and NW Loop 410

Proposal: To permit a billiard and pool parlor with food and alcohol

Neigh. Assoc. Thunderbird Hills N.A.

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

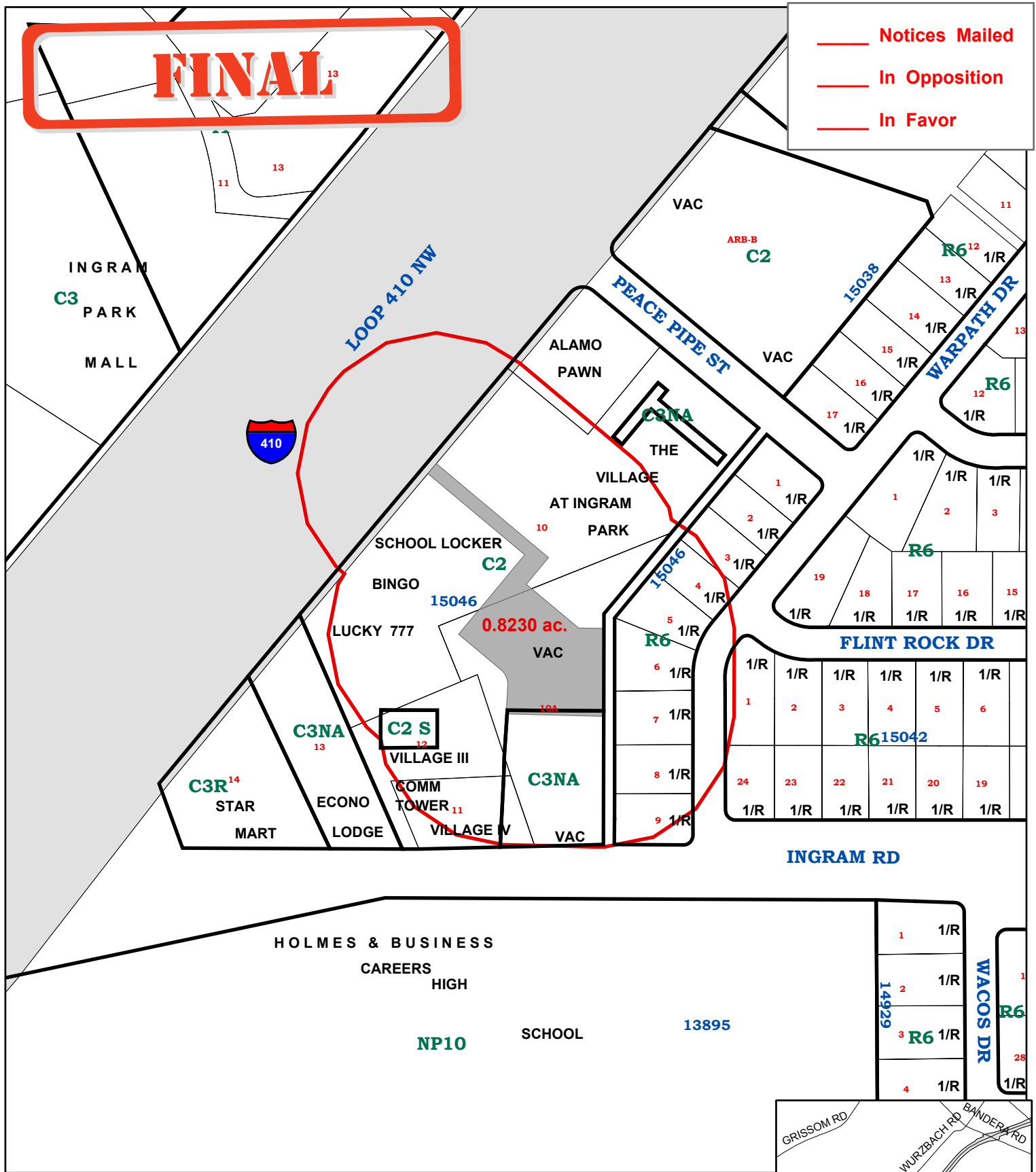
Staff Recommendation:

Approval. The subject property is located correctly (at the intersection of a Loop 410 and Ingram Road) for "C-3" zoning. The subject property has "C-3 NA" and "C-2 S" to the south. The subject property has a freeway to the west and "R-6" zoning to the east.

CASE MANAGER : Fred Kaiser 207-7942

FINAL¹³

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



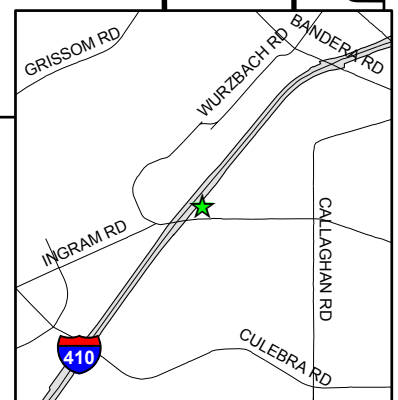
ZONING CASE: Z2003-002

City Council District NO. 7
 Requested Zoning Change
 From: "C-2" To "C-3"
 Date: February 18, 2003
 Scale: 1" = 200'

 Subject Property

 200' Notification

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 A-7



FINAL

CASE NO: Z2003005

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 6

Ferguson Map: 614 B1

Applicant Name:

Roy Y. Munoz

Owner Name:

Roy Y. Munoz

Zoning Request: From "R-6" Single-Family Residential District to "MF-33" Multi-Family District.

Property Location: Lot 34, Block 9, NCB 14944

2012 Oak Hill Rd

Proposal: To permit multi-family apartments.

Neigh. Assoc. None

Neigh. Plan none

TIA Statement: A traffic impact analysis is not required.

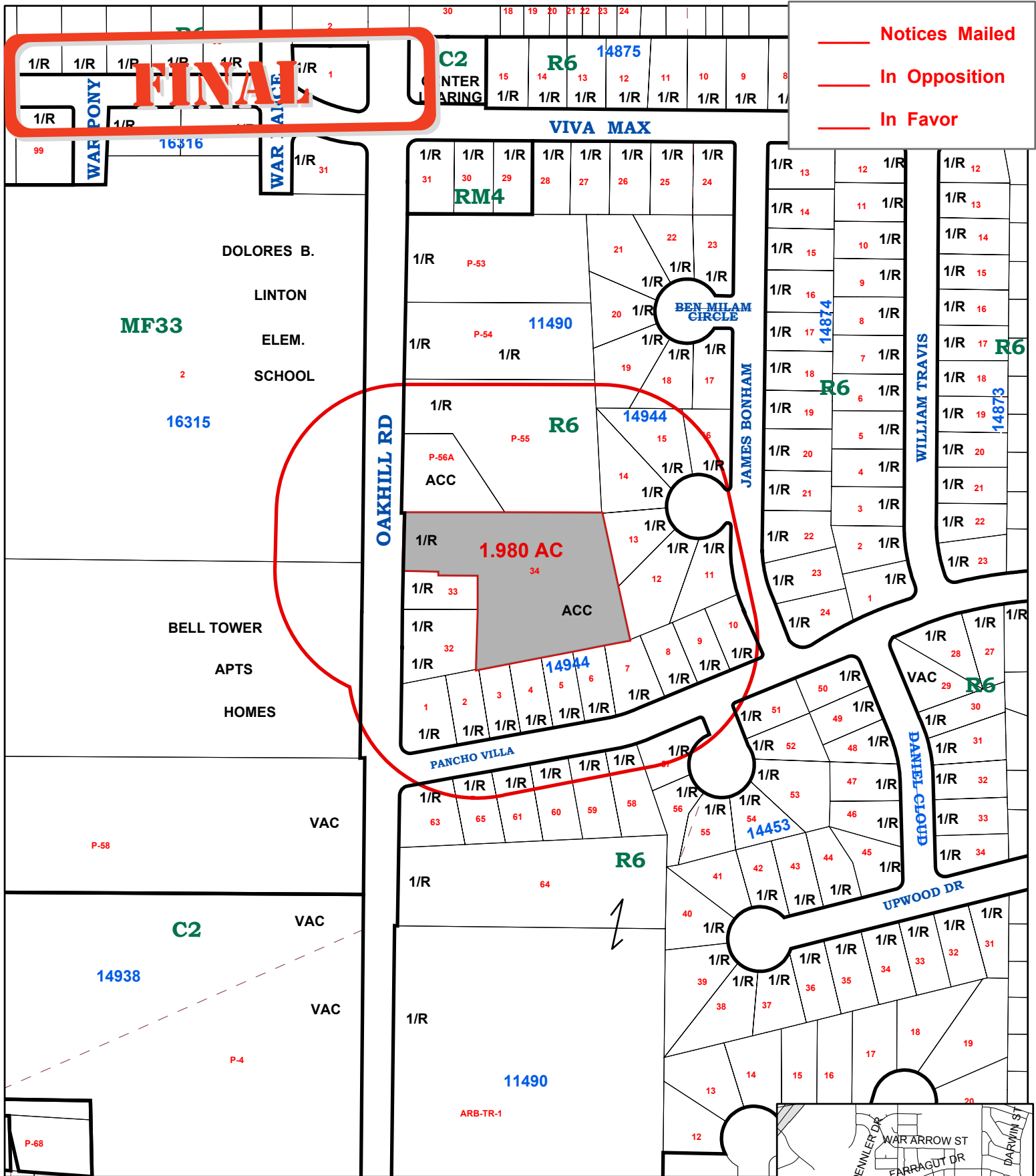
Staff Recommendation:

Denial. Development of apartments in this area may cause a serious traffic overload on Oakhill Road. High density residential is incompatible in this area. The "Flag" shape of the site may prohibit adequate ingress/egress. Development of apartments at this location will encourage the development of additional apartment projects in an area where single family densities are more appropriate.

CASE MANAGER : Fred Kaiser 207-7942

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-005

City Council District NO. 6
Requested Zoning Change
From: "R-6" To "MF-33"
Date: February 18, 2003
Scale: 1" = 200'

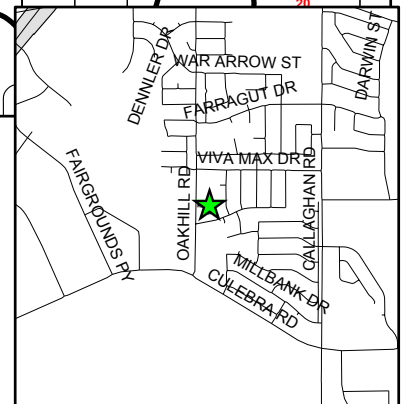
Subject Property

200' Notification

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p.580
C-8



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FINAL CASE NO: Z2003006

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 2

Ferguson Map: 652 D1

Applicant Name:

Brian J Lujan

Owner Name:

Brian J Lujan

Zoning Request: From "R-5" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lots 13G and 14G, NCB 10758

2048 and 2056 S. W W White

Proposal: To operate a restaurant.

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

Subject property abuts a commercial zone to the south. The requested zoning scheme is in keeping with the emerging developmental pattern of commercial business ventures. The eastern boundary of subject property abuts a "R-5" Residential Single-Family District, however the requested zoning would have no adverse impact on those properties.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

FINAL

_____ Notices Mailed

_____ In Opposition

_____ In Favor



ZONING CASE: Z2003-006

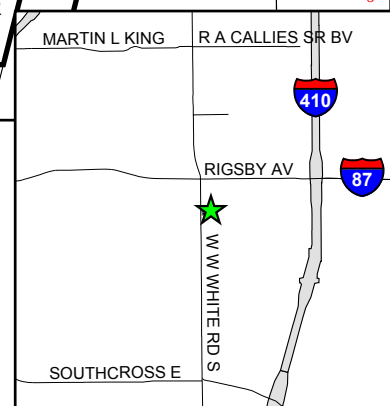
City Council District NO. 2
Requested Zoning Change
From: "R-5" To "C-2"
Date: February 18, 2003
Scale: 1" = 200'

Subject Property

200' Notification



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FINAL CASE NO: Z2003007

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 8

Ferguson Map: 513 B8

Applicant Name:

City of San Antonio

Owner Name:

Multiple owners

Zoning Request: From "R-6" Single-Family Residential to "C-3 NA ERZD" Non-Alcoholic Commercial Sales Edwards Recharge Zone District.

Property Location: Lots 2, 3, 8, 9 Block 1 NCB 17615
Lots 19, 21, 23, 25, 26, 28 Block 2 NCB 17616
Lot 18 Block NCB 17616

13000 Block of Western Oak

Intersection of FM 1560 north and Western Oak

Proposal: To re-zone city-annexed property.

Neigh. Assoc. None

Neigh. Plan No

TIA Statement: A traffic impact analysis is not required.

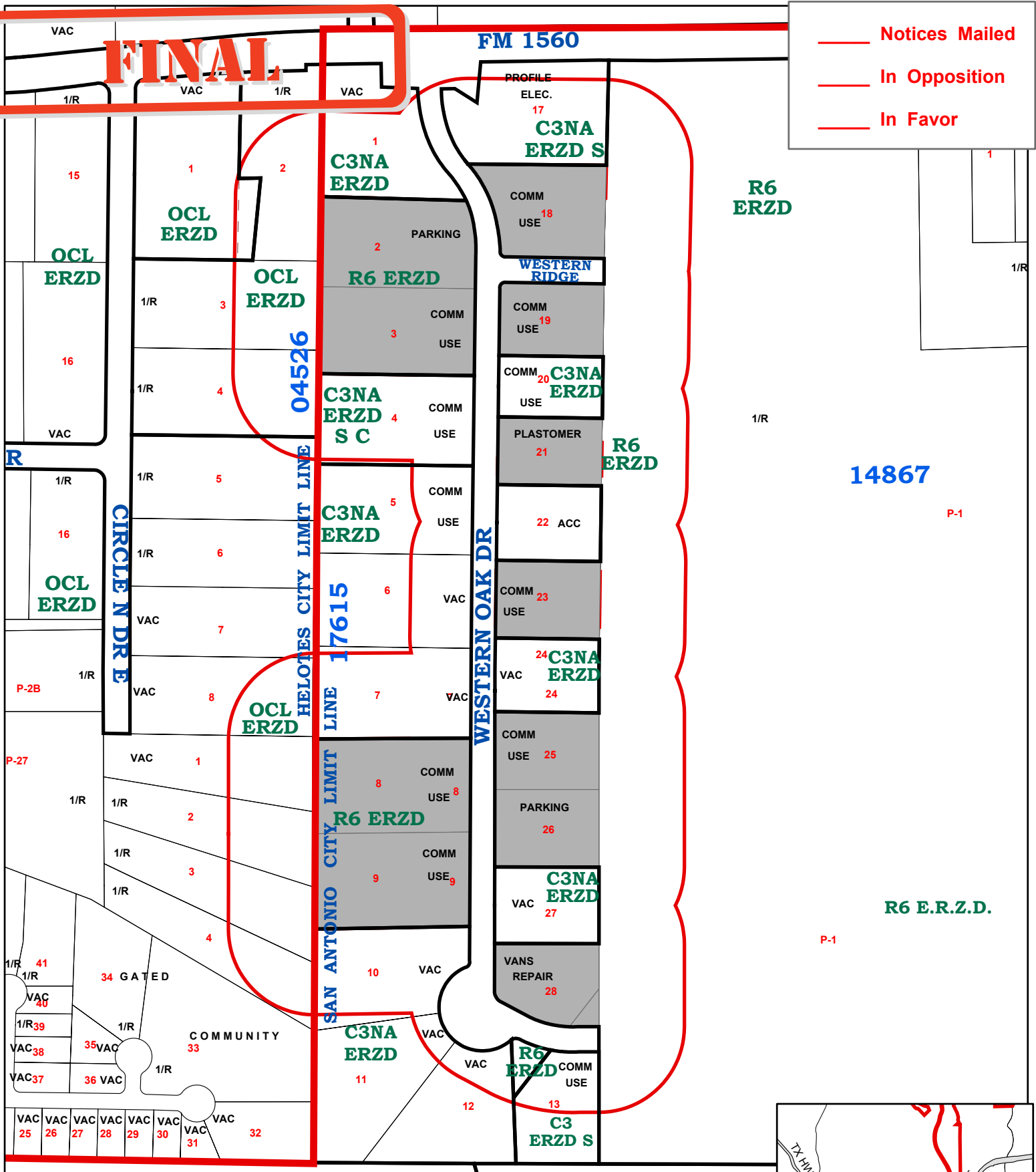
Staff Recommendation:

Approval. These properties were part of an annexation. It is the policy of the city to rezone annexed property. The subject properties are currently zoned "R-6 ERZD". The subject properties have existing "C-3 NA ERZD" zoning to the north and south and vacant land to the east. The proposed zoning "C-3 NA ERZD" will not adversely affect the area.

CASE MANAGER : Richard Ramirez 207-5018

FINAL

- ____ Notices Mailed
- ____ In Opposition
- ____ In Favor



ZONING CASE: Z2003-007

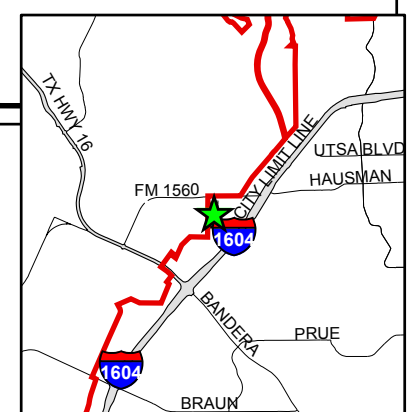
City Council District NO. 8
Requested Zoning Change
From: "R-6" To "C-3 NA ERZD"
Date: February 18, 2003
Scale: 1" = 300'

- Subject Property
- 200' Notification

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p.568
C-5



C:FEB_18_2003



FINAL CASE NO: Z2003008

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 9

Ferguson Map: 517 E7

Applicant Name:

Brad Galo, ABG Development, Ltd

Owner Name:

Brad Galo, ABG Development, Ltd

Zoning Request: From "C-2" Commercial District to "C-3" Commercial District.

Property Location: 0.92 acres out of a 32.70 acre residue of NCB 13732

14800 Block of Jones Maltsberger Road

Jones Maltsberger Road and Old Thousand Oaks

Proposal: To expand the Legacy Oaks Business Park

Neigh. Assoc. None

Neigh. Plan No

TIA Statement: A traffic impact analysis is not required.

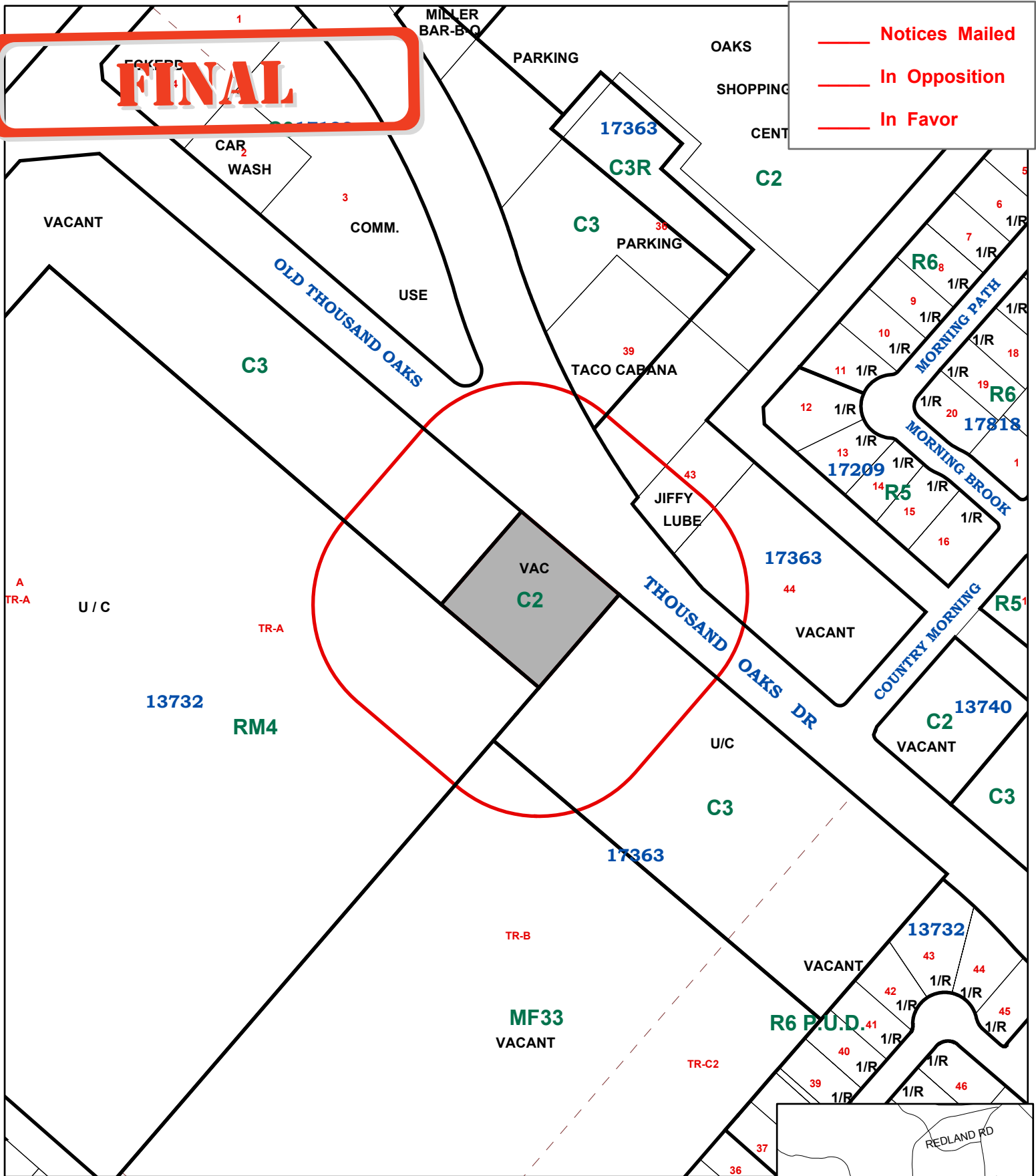
Staff Recommendation:

Approval. The subject property is zoned "C-2" and has "C-3" zoning to the southeast, northwest and north. The majority of the area is "C-3" and the proposed request is consistent with the existing zoning. The subject property is located on Thousand Oaks an arterial on the Major Thoroughfare Plan. The rezoning from "C-2" zoning to "C-3" is consistent and appropriate at this location. The zoning request change from "C-2" to "C-3" meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

CASE MANAGER : Richard Ramirez 207-5018

FINAL

—— Notices Mailed
—— In Opposition
—— In Favor



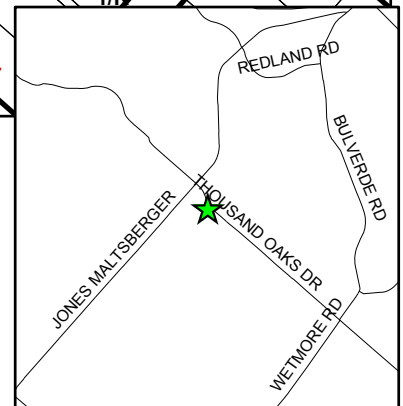
ZONING CASE: Z2003-008

City Council District NO. 9
Requested Zoning Change
From: "C-2" To "C-3"
Date: February 18, 2003
Scale: 1" = 200'

Subject Property
200' Notification



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FINAL

CASE NO: Z2003009 S

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 4

Ferguson Map: 613 A7

Applicant Name:

Maria D. Maldonado

Owner Name:

Jose A. and Maria D. Maldonado

Zoning Request: From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization for a day care center.

Property Location: Lot 6, Block 20, NCB 18159
9410 Adams Hill Drive
South side of Adams Hill Drive

Proposal: To operate a day care center

Neigh. Assoc. Adams Hill Neighborhood Association

Neigh. Plan None

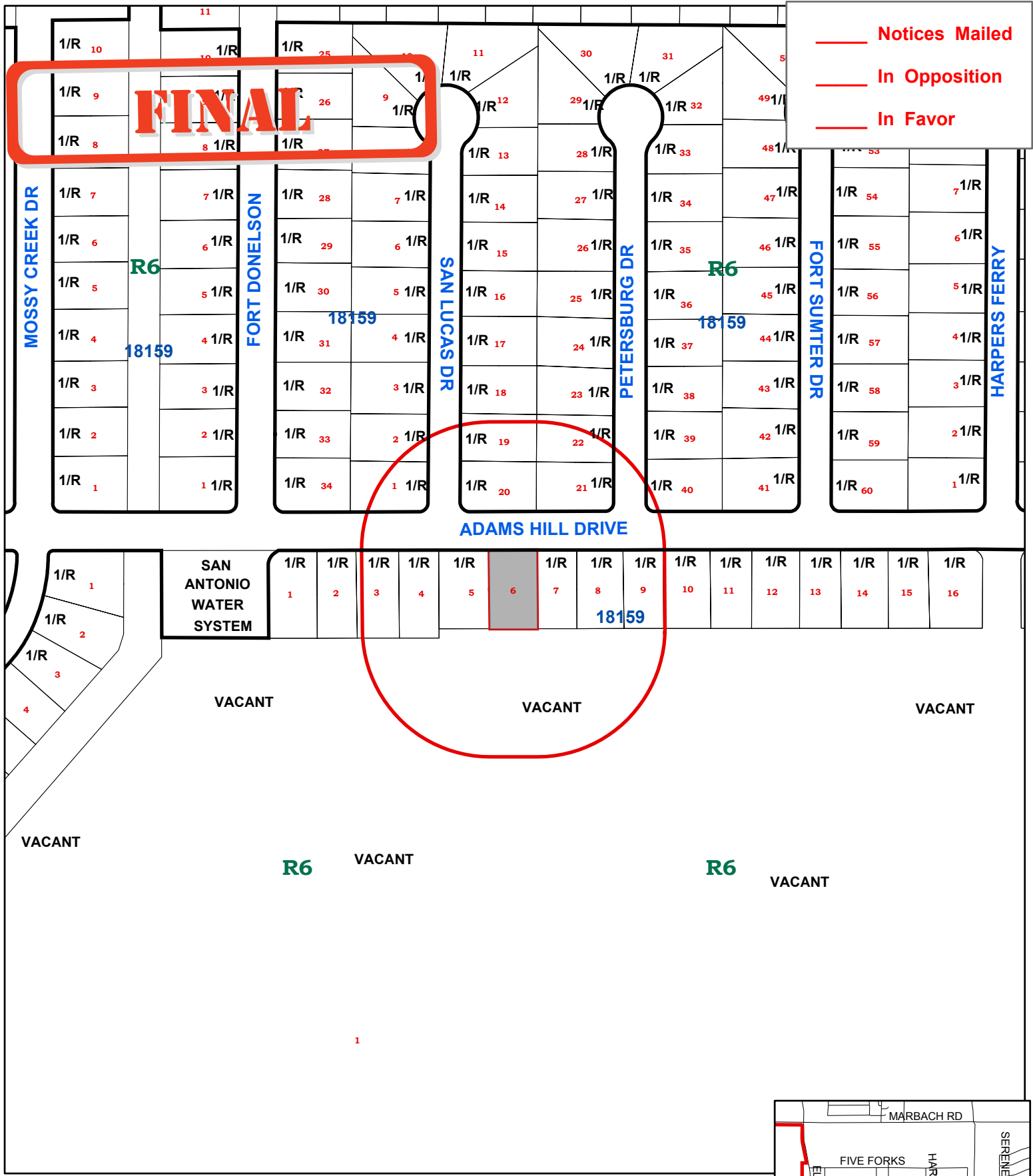
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The subject property is the site of an existing group day-care home with twelve (12) children and was established prior to the December 31, 1994 Adams Hill Area annexation. The "R-6 S" Residential Single-Family District with a Specific Use Authorization for a day-care center is not appropriate at this location.

Day-care center-A child-care facility that provides care for more than twelve (12) children under fourteen (14) years of age for less than twenty-four (24) hours a day.

CASE MANAGER : Pedro G. Vega 207-7980



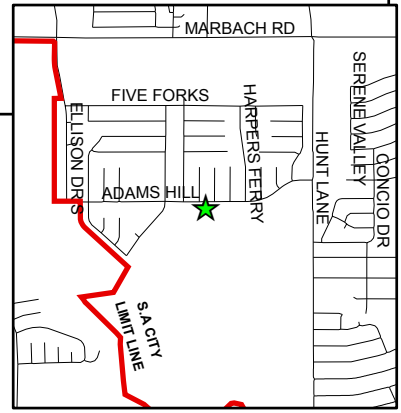
ZONING CASE: Z2003-009 S

City Council District NO. 4
 Requested Zoning Change
 From: "R-6" To "R-6 S"
 Date: February 18, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification



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CASE NO: Z2003010

Final Staff Recommendation - Zoning Commission

FINAL

Date: February 18, 2003

Council District: 10

Ferguson Map: 519 C8

Applicant Name:

Judson-Overlook Joint Venture, Ltd.

Owner Name:

Benny Steinhauser and Hartman Associates, Inc.

Zoning Request: From "R-5" Residential Single-Family District to "R-4" Residential Single-Family District.

Property Location: Lot P-6, P-6B, P-6C, P-6D, & P-6E, NCB 17810

14040 Judson Road

Proposal: To develop single-family homes.

Neigh. Assoc. Stonewood HOA, Valley Forge NA

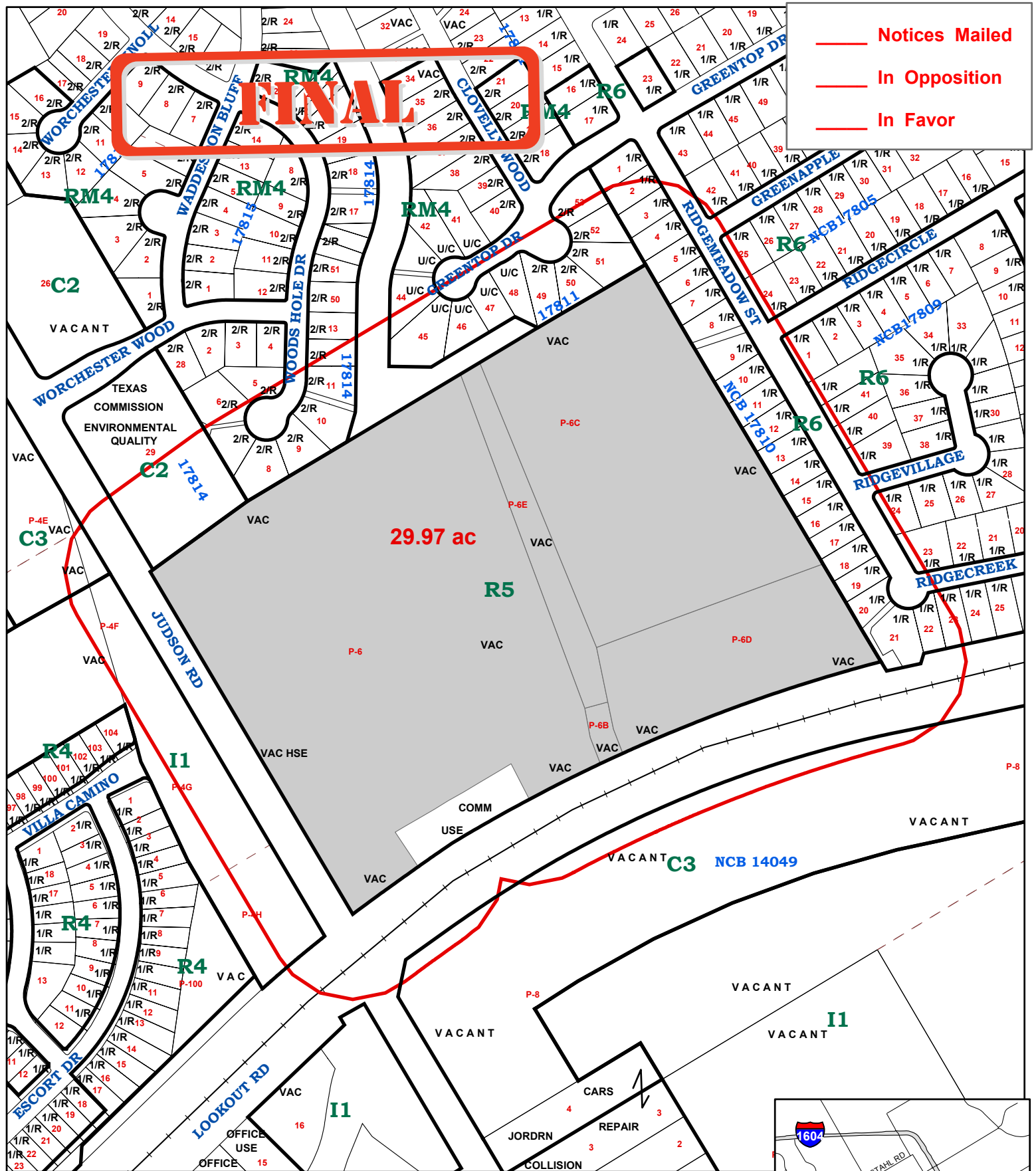
Neigh. Plan None

TIA Statement: A Level One Traffic Impact Analysis was prepared for the site. The report concluded: " In spite of having only one access into and out of the development the proposed local street system within the development would provide adequate accessibility to the project."

Staff Recommendation:

Approval. The subject property is undeveloped and currently zoned "R-5" Residential Single Family District. The subject property abuts an existing single family development to the north and east. The proposal is appropriate and compatible with the surrounding area.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-010

City Council District NO. 10
 Requested Zoning Change
 From: "R-5" To "R-4"
 Date: February 18, 2003
 Scale: 1" = 300'

Subject Property

200' Notification

T-10
 p.519
 B-6



C:FEB_16_2003



FINAL

CASE NO: Z2003011

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 2

Ferguson Map: 617 A5

Applicant Name:

Richard and Deanna Selzer

Owner Name:

Richard and Deanna Selzer

Zoning Request: From "C-3 (HD)" Commercial District, Historic District Overlay Zone to "I-1 S (HD)" General Industrial District, Historic District Overlay Zone with a Specific Use Authorization for metal fabrication.

Property Location: Lots 5 & 6, Block 9, NCB 582

233 North Mesquite

Proposal: To allow leasing to Superior Roofing Company

Neigh. Assoc. Dignowty Hill Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

CASE MANAGER : Brandon Ross 207-7442

FINAL

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2003-011 S

City Council District NO. 2

Requested Zoning Change

From: "C-3 (HD)" To "I-1 S (HD)"

Date: February 18, 2003

Scale: 1" = 200'

Subject Property

200' Notification

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p.617
A-5



C:\FEB_16_2003



FINAL

CASE NO: Z2003012

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 4

Ferguson Map: 650 A4

Applicant Name:

Ruben Bravo

Owner Name:

Alfredo C Limon

Zoning Request: From "C-2 NA" Commercial Non-Alcoholic Sales District to "R-4" Residential Single-Family District.

Property Location: Lots 22, 23, and the southern 117.5 feet of Lot 21, and the irregular 112.5 feet of Lot 24, Block 7, New City Block 7890.

1046 Stonewall

Proposal: To develop a single-family residence.

Neigh. Assoc. None, nor is there a Neighborhood Plan.

Neigh. Plan IH 10 East Corridor Perimeter Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

Subject property is surrounded by residential zoning. The requested zoning scheme is in keeping with the established residential use in the neighboring area.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

[illegible]

	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	
1	2	3	4	5	6	7	8	9	10

[illegible]

S	15	14
R	1/R	1/R

18	17	16
1/R	1/R	1/R

1/R	1/R					1/R	1/R	1/R	1/R	1/R	1/R	1		
34	33	32	31	30	29	28	27	26	25	24	23	22	21	20
1/R			1/R				7894				R4			

	1/R	1/R	1/R	1/R	1/R	1/R
18	17 16	15	14	13	12 11	10 9

ELKS DR

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6
25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
1/R	1/R	U/C	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R

R4

7893

Diagram illustrating a 4x4 grid structure with 16 cells. The grid is divided into four 2x2 quadrants. The top-left quadrant contains the numbers 3, 2, 1 in the first row and 46, 47, 48 in the second row. The top-right quadrant contains the numbers 21, 20, 19, 18, 17, 16, 15, 14, 13 in the first row and 22, 23, 24, 25, 26, 27, 28, 29, 30 in the second row. The bottom-left quadrant contains the numbers 1/R, 1/R, 1/R, 1/R in the first row and 1/R, 1/R, 1/R, 1/R in the second row. The bottom-right quadrant contains the numbers 1/R, 1/R, 1/R, 1/R in the first row and 1/R, 1/R, 1/R, 1/R in the second row. The number R4 is written in the center of the grid.

[illegible]

The diagram shows a 3D grid with three axes: a vertical blue axis labeled 'OREY AVE', a horizontal green axis labeled 'R4', and a depth red axis labeled 'R5'. The grid is composed of several layers and columns. The numbers visible in the grid are: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27. Some numbers are repeated in different positions, suggesting a specific configuration or a mapping of the cube's state.

[illegible]

1/R	1/R	1/R	1/R
21	20	19	18
17	16	15	14
13	12	11	10
9	8	7	6
5	4	3	2
1/R	1/R	1/R	1/R

R4

HARLAN AVE																		
PARKING												7887 R4						
48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30
FOR CHURCH												1/R						

Timing diagram for the 74163 counter. The diagram shows the clock signal (CLK) and the outputs Q2, Q1, Q0, and Q3 over time. The clock signal is a square wave. The outputs are shown as digital signals. The timing is as follows: Q2 is high from t0 to t1, low from t1 to t2, high from t2 to t3, low from t3 to t4, high from t4 to t5, low from t5 to t6, high from t6 to t7, low from t7 to t8. Q1 is high from t0 to t1, low from t1 to t2, high from t2 to t3, low from t3 to t4, high from t4 to t5, low from t5 to t6, high from t6 to t7, low from t7 to t8. Q0 is high from t0 to t1, low from t1 to t2, high from t2 to t3, low from t3 to t4, high from t4 to t5, low from t5 to t6, high from t6 to t7, low from t7 to t8. Q3 is high from t0 to t1, low from t1 to t2, high from t2 to t3, low from t3 to t4, high from t4 to t5, low from t5 to t6, high from t6 to t7, low from t7 to t8.

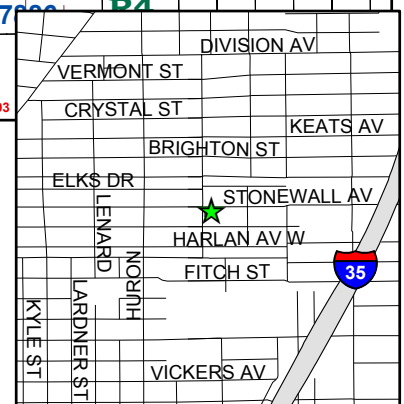
R	1/R	SANTA FE CHURCH & SCHOOL		1/R	1/R
8	77	76	87	89	88
85	84	83	82	81	80
2	1				

84	83	82	81	80	79	78	77	76
D4								
VERMONT ST			DIVISION AV					
CRYSTAL ST								

 **Subject Property**

200' Notification

C:\feb 18 2003



FINAL

CASE NO: Z2003013

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 4

Ferguson Map: 649 D8

Applicant Name:

Rick Clarke

Owner Name:

Basil Taher

Zoning Request: From "RM-4" Residential Mixed District to "O-1" Office District.

Property Location: Lot 32, Block 3, NCB 11189

315 Palo Alto Road

On the west side of Palo Alto Road between Cree and Hopi Streets

Proposal: To allow an office.

Neigh. Assoc. None

Neigh. Plan None

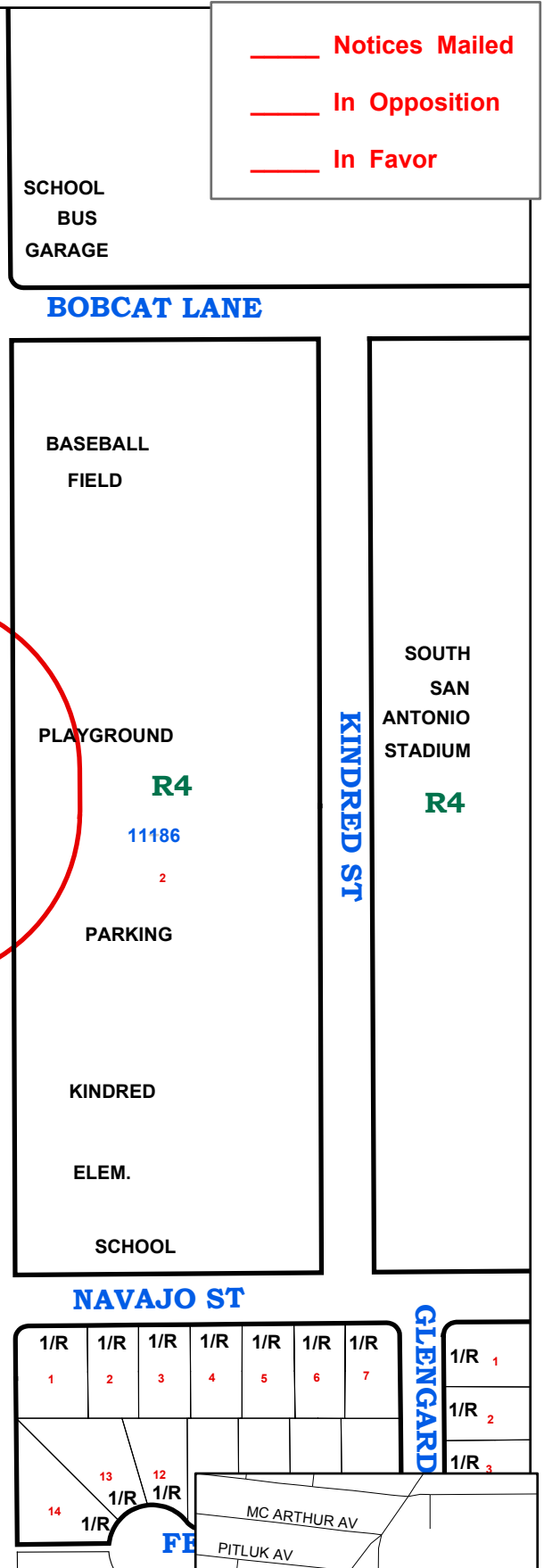
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

"O-1" zoning would provide an appropriate buffer between the existing "C-2 NA" Commercial district to the north and residential uses/zoning to the south and west. Having residences front major thoroughfares is not considered a safe configuration for residential living. While we do not want to continue stripping-out our major thoroughfares with commercial uses, considering the development limitations and regulations of the "O-1" District, coupled with this residential lot's specific configuration (mid-block, fronting Palo Alto, adjacent to "C-2 NA"), "O-1" would be a fair and appropriate zoning classification.

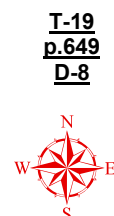
CASE MANAGER : Chris Looney 207-5889



City Council District NO. 4
Requested Zoning Change
From: "RM-4" To "O-1"
Date: February 18, 2003
Scale: 1" = 200'

 **Subject Property**

 **200' Notification**



FINAL

CASE NO: Z2003014 S

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 8

Ferguson Map: 548 F4

Applicant Name:

August Partners, Inc.

Owner Name:

USAA Real Estate Company

Zoning Request: From "C-3" Commercial District to "C-3 S" Commercial District with Specific Use Authorization for the development of self-service storage facilities on property exceeding 2.5 acres.

Property Location: 4.206 acres out of Lot 4, Block 2, NCB 14864

10639 Huebner Road

Between Huebner and Prue Roads west of Fredericksburg Road

Proposal: To develop self-service storage on a 4.206 acre tract of land.

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

"C-3" zoning allows self-service storage units by right, however if the property on which they are proposed to be situated exceeds 2.5 acres, the Unified Development Code indicates specific use authorization by the City Council is required.

The Oakland Estates Neighborhood Plan identifies the intersection of Fredericksburg and Huebner Roads as a commercial node. The proposed use would be a "step-down" in intensity between retail activity at the corner of the aforementioned intersection and the police station and apartments to the north and west respectively.

While residences exist adjacent and to the south of the subject site, self-service storage units are a less intensive use than what could be constructed on this "C-3" zoned tract. Additionally, the Unified Development Code specifies that screening shall be provided adequate to protect adjacent properties in a more restrictive district from the environmental impacts of miniwarehouses.

This recommendation for approval is subject to the following condition:

-- that all on-site lighting shall be directed onto the subject site.

CASE MANAGER : Chris Looney 207-5889

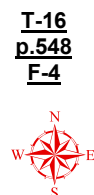
_____ Notices Mailed
_____ In Opposition
_____ In Favor

ZONING CASE: Z2003-014 S

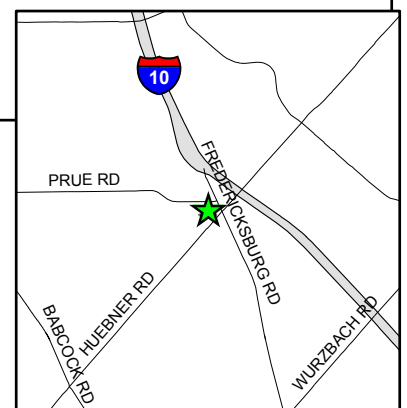
City Council District NO. 8
Requested Zoning Change
From: "C-3" To "C-3S"
Date: February 18, 2003
Scale: 1" = 300'

Subject Property

 200' Notification



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FINAL

CASE NO.

Z2003015

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 8

Ferguson Map: 548 A3

Applicant Name:

Earl & Brown, P.C. on behalf of Continental
Homes, Inc.

Owner Name:

Vise Oaks, Ltd., Attn: Hugo Gutierrez, Jr.

Zoning Request: From "C-3" Commercial District to "R-4 PUD" Residential Single-Family Planned Unit Development District.

Property Location: Parcel 60, NCB 15824, Parcel 57D, NCB 15823

Prue Road and Springtime Drive

On the north side of Prue Road east of Springtime Drive, having 626.25 feet on Prue Road and 330.00 feet on Springtime Drive

Proposal: To develop a single-family residential neighborhood.

Neigh. Assoc. Babcock North Neighborhood Association and Country View Village Home Owners Asso

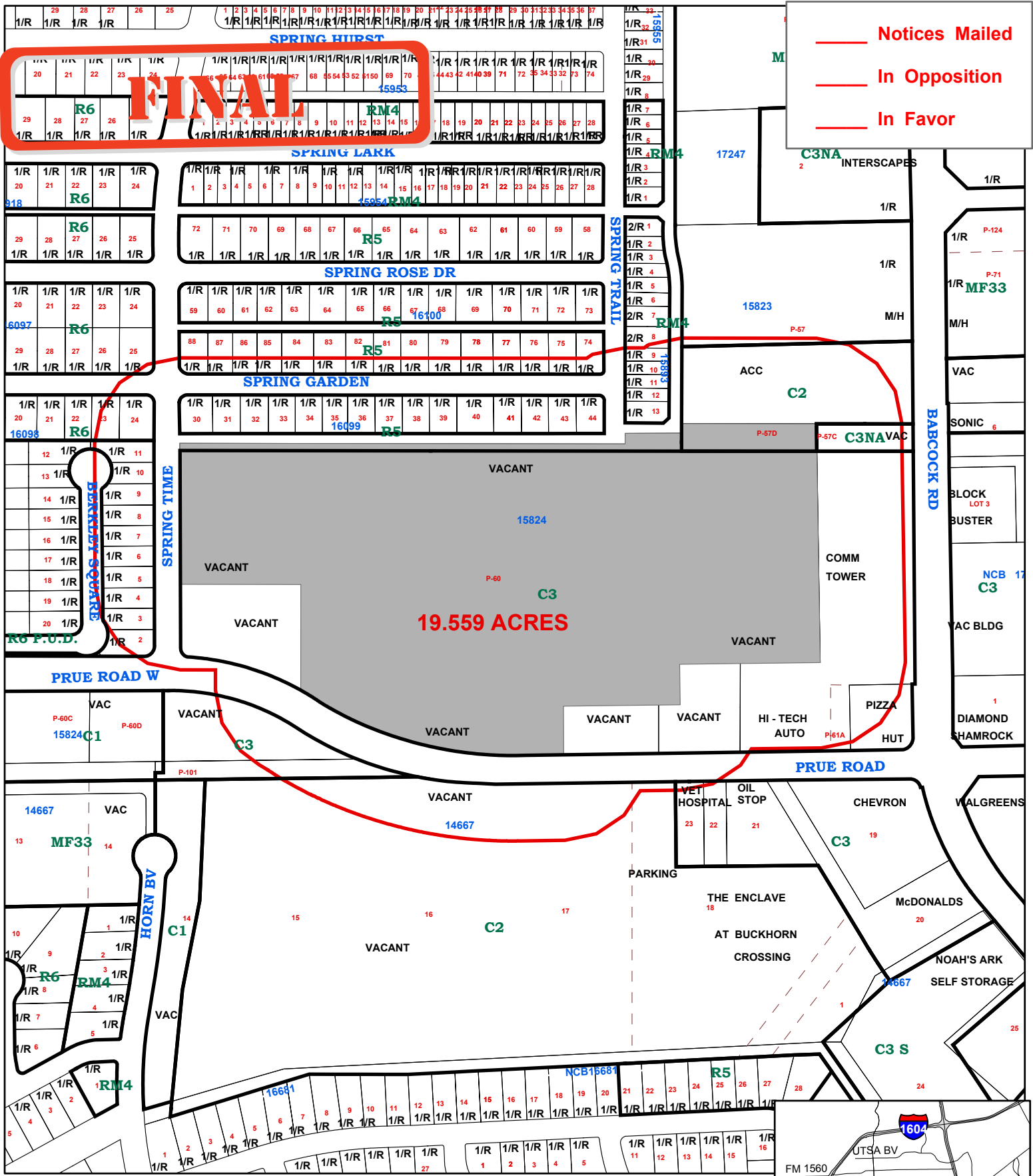
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The "R-4 PUD" Residential Single-Family Planned Unit Development District is a substantial downzoning from the existing "C-3" Commercial District. "R-5" Residential Single-Family District and "R-6" Residential Single-Family District are to the north and west of the subject property. The "R-4 PUD" Residential Single-Family Planned Unit Development District would be an appropriate zoning classification and transition for the 19.559 acre tract.

CASE MANAGER : Pedro G. Vega 207-7980

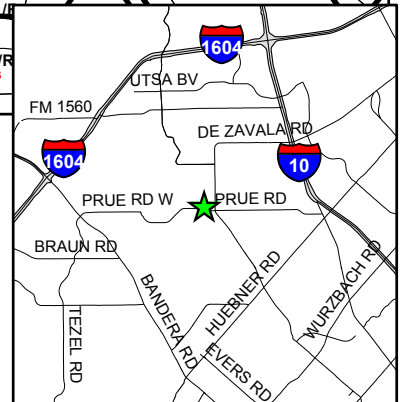


ZONING CASE: Z2003-015

City Council District NO. 8
Requested Zoning Change
From: "C-2" and "C-3" To "R-4 PUD"
Date: February 18, 2003
Scale: 1" = 300'

Subject Property
200' Notification

T-16
p.548
A-3



FINAL CASE NO: Z2003016 S

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 4

Ferguson Map: 612 F3

Applicant Name:

Louise E. Galm, Estate

Owner Name:

Harold F. Galm, Jr., Executor

Zoning Request: From "C-3 NA" Commercial Non-alcoholic Sales District to "C-3 NA S" Commercial Non-alcoholic Sales District with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres..

Property Location: Parcel 106, NCB 15880, save and except the southeast 50 feet

9580 Potranco Road

On the southeast side of Potranco Road, northeast of Emerald Glade, having 402.91 feet on Potranco Road

Proposal: To develop a mini-storage facility on a 5.646 acre tract of land

Neigh. Assoc. Heritage Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The property fronts onto Potranco Road, a primary arterial on the Major Thoroughfare Plan and is located in an area of mixed land uses and zonings that have been established along Potranco Road. "C-3 NA S" Commercial Non-alcoholic Sales District with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres would be appropriate at this location. The existing 50 feet of "O-2" Office District will protect and buffer the "R-6" Residential Single-Family development to the southeast.

CASE MANAGER : Pedro G. Vega 207-7980

FINAL CASE NO: Z2003017

Final Staff Recommendation - Zoning Commission

Date: February 18, 2003

Council District: 8

Ferguson Map: 548 F7

Applicant Name:

La Hacienda de Salud, LTD. - Dr. Arnulfo T. Carrasco

Owner Name:

La Hacienda de Salud, LTD.

Zoning Request: From "C-2" Commercial District to "C-2 PUD" Commercial Planned Unit Development District.

Property Location: 5.048 acres out of Lot 2, Block 3, NCB 17171

On the north side of the 4700 block of Hamilton Wolfe, west of Cinnamon Creek/Ewing Halsell

Proposal: To allow development of a medical office complex (business park) with a private, interior street network

Neigh. Assoc. None

Neigh. Plan None

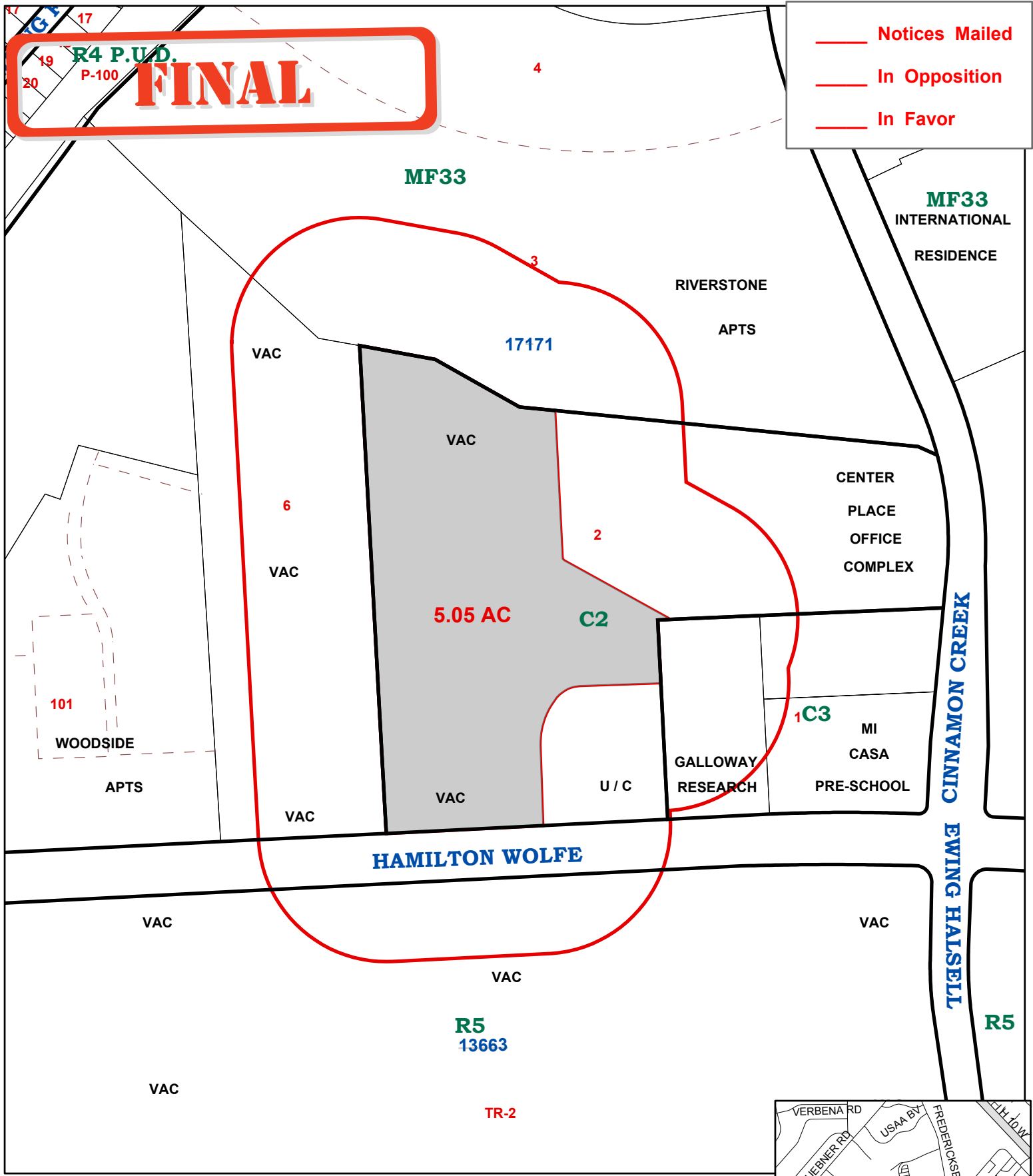
TIA Statement: A Level One Traffic Impact Analysis was provided for the subject property. The TIA concluded: " The proposed development should not cause a negative impact on surrounding traffic conditions and can be sustained by existing and proposed traffic infrastructure."

Staff Recommendation:

Approval.

The additional development flexibility allowed for with Planned Unit Development (PUD) approval would not have detrimental effects on adjoining property or nearby uses. This proposed PUD development would continue to provide an appropriately tiered zoning scheme along Hamilton Wolfe west from Cinnamon Creek/Ewing Halsell.

CASE MANAGER : Chris Looney 207-5889



- ____ Notices Mailed
- ____ In Opposition
- ____ In Favor

ZONING CASE: Z2003-017

City Council District NO. 8
Requested Zoning Change
From: "C-2" To "C-2 PUD"
Date: February 18, 2003
Scale: 1" = 200'

- Subject Property
- 200' Notification

